

Historic Resources and Conservation Areas Open House North Park Community Plan Area



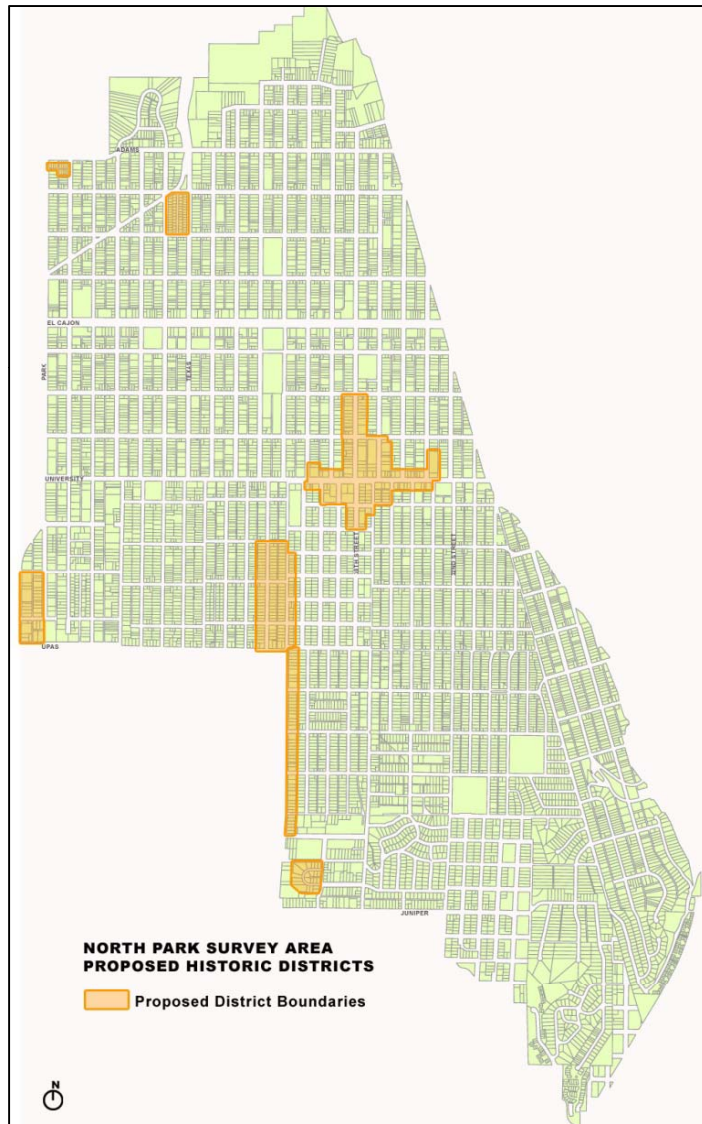
March 19, 2011

Agenda

North Park

- 10:30 am Welcome and Introductions
- 10:35 am Historic Survey Update/Response to Community Input (15 minutes)
Questions and Answers (15 minutes)
- 11:05 am Conservation Areas Process (5 minutes)
Questions and Answers (10 minutes)
- 11:20 am Conservation Area Example (10 minutes)
Questions and Answers (15 minutes)
- 11:45 am Conservation Area Exercise/End of session

Potential Historic Districts



- 28th Street Residential
- Kalmia Place Residential
- Park Boulevard Multi-Family
- Spalding Place Residential
- Shirley Ann Place Expansion
- Craftsman Residential (Dryden)
- 30th/University Commercial
- Residential Court Thematic (Multiple Property Listing)

28th Street Residential District

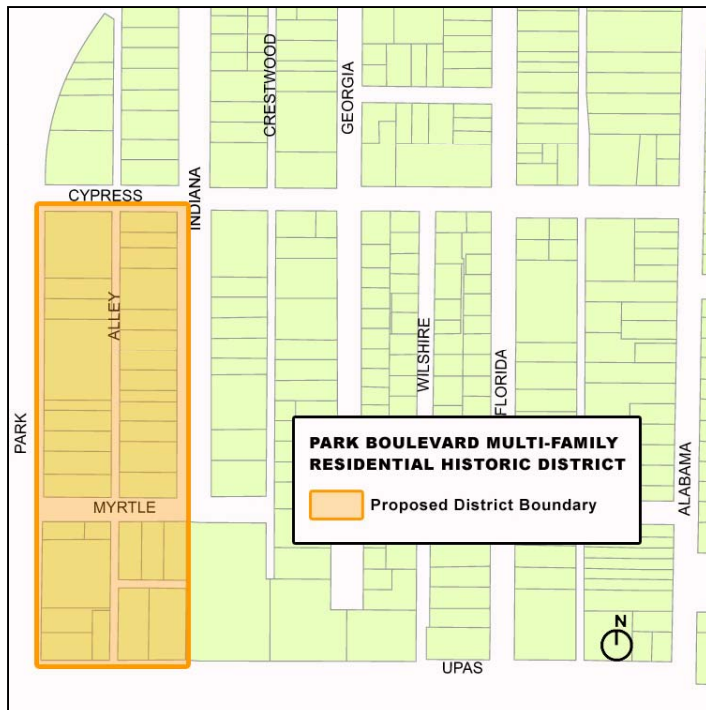


- Single-family residences
- Overlooking Balboa Park
- 1920s-1930s
- Primarily Spanish Colonial Revival



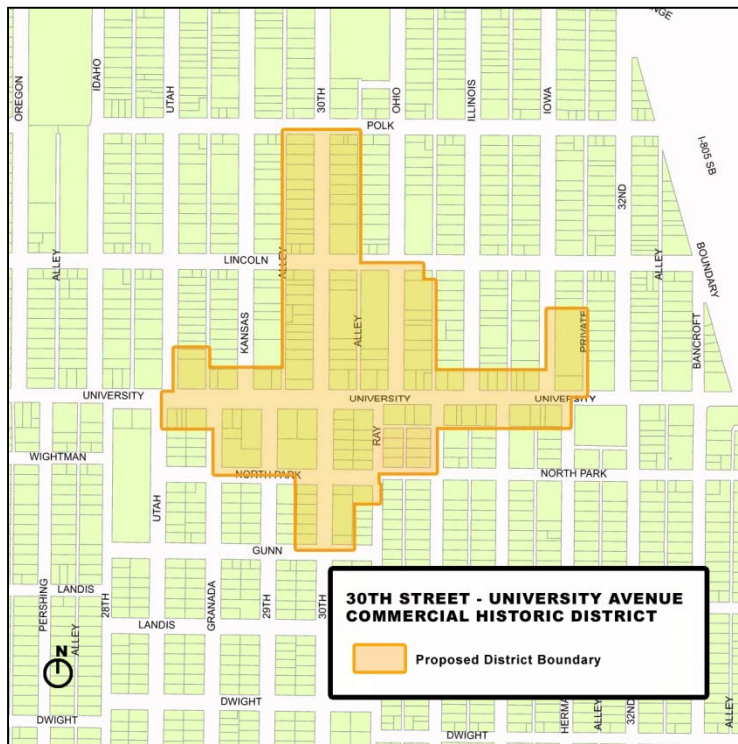
Park Blvd Multi-Family District

- Multi-family residences
- Park Boulevard north of Upas Street
- 1920s-1930s
- Spanish Colonial and Renaissance Revival styles



30th Street/University Avenue Commercial

- Commercial properties
- Utah to Herman, Gunn to Polk
- 1912-1950s
- Period Revival and Modern styles



Residential Court Thematic District (Multiple Property Listing)

- Discontiguous grouping, primarily between University and Adams
- Pre-war bungalow courts (Craftsman, Spanish Colonial Revival, America Colonial Revival)
- Post-war linear courts (Streamline Moderne, Minimal Traditional, Modern)
- 1920s-1950s



Proposed Individually Significant Resources

Single-Family Residential



George Carr Residence, 3553 28th Street.



George Hawley House, 4744 Panorama Drive.



Clitsome Residence, 2228 33rd Street.



3727 Park Boulevard.

Proposed Individually Significant Resources

Multi-Family Residential



El Cantorral Court, 2454-2474 Adams Avenue.



Nile Apartments, 3791 Park Boulevard.



1910 Robinson Avenue.

Proposed Individually Significant Resources

Commercial



Henry's Farmers Market, 4175 Park Boulevard.



2361-2367 30th Street.



4237-4251 Park Boulevard.



2900 El Cajon Blvd.



2525-2543 University Avenue.

Proposed Individually Significant Resources

Civic and Institutional



*St. Patrick's Church, 3585
30th Street.*



University Heights Branch Library, 4193 Park Boulevard.



*Masonic Temple/Silver Gate
Lodge, 3795 Utah Street.*



*St. Augustine High School, 3226-3266 Nutmeg
Street.*



U.S. Post Office, 3791 Grim Avenue.



*Korean Church of Seventh-Day
Adventists, 3076-3090 Polk Avenue.*

Proposed Individually Significant Resources

Infrastructure



*North Park High Water Storage Tank,
Howard and Idaho*



SDG&E Co., Substation F, 3169 El Cajon Boulevard.

Community Input and Response

- Community input falls into four categories
 - Recommendations for new or expanded Historic Districts
 - Identification of individually significant sites
 - Issues that can be addressed through Policy Language in plan update
 - Questions

Community Input and Response

- Historic Districts – Additional work needed to determine potential boundaries and significance; limited fieldwork
 - El Cajon Blvd
 - Blair's Highlands (south of Upas)
 - Montclair (east of Boundary)
 - Alta Dena
 - Adams Avenue
 - Valle Vista

Response to Community Input

- Individually Significant Sites – already identified as significant
 - El Cajon Blvd; 30th; Idaho, Park
 - Water tower
- Individually Significant Sites – more information needed
 - El Cajon Blvd; Meade; 30th; Howard; south of University Ave
 - Bridge

Community Input and Response

- Policy language/Questions
 - Buffer around historic structures
 - historic integrity
 - designation of significant sites/districts identified in survey
 - protection of identified districts until designation can occur

Next Steps

- Initial draft framework of Historic Preservation Element in April/May 2011
- Identify potential conflicts between historic districts and underlying zoning and density in May 2011
- HRB Workshop in June 2011
- Additional fieldwork in April – June 2011
- Complete survey report in July 2011
- EIR process begins in May 2011

Questions?

